

Gov. 97-63

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PIER 4 MASTER PLAN

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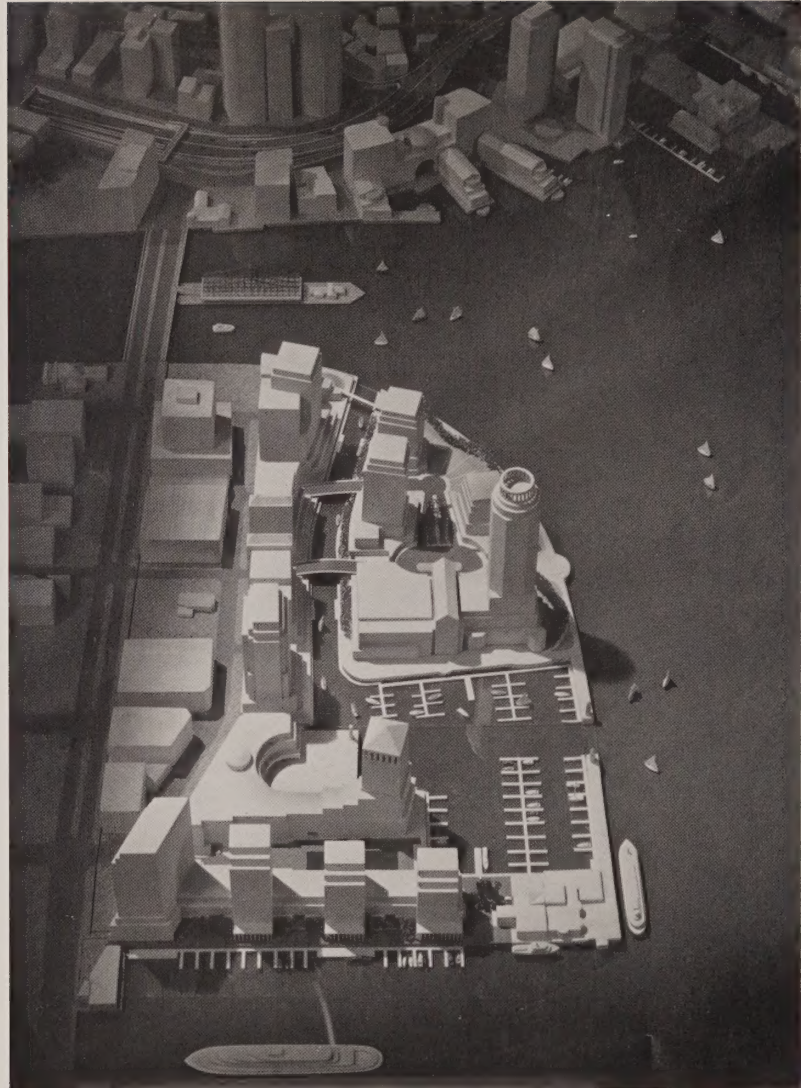
DEVELOPERS

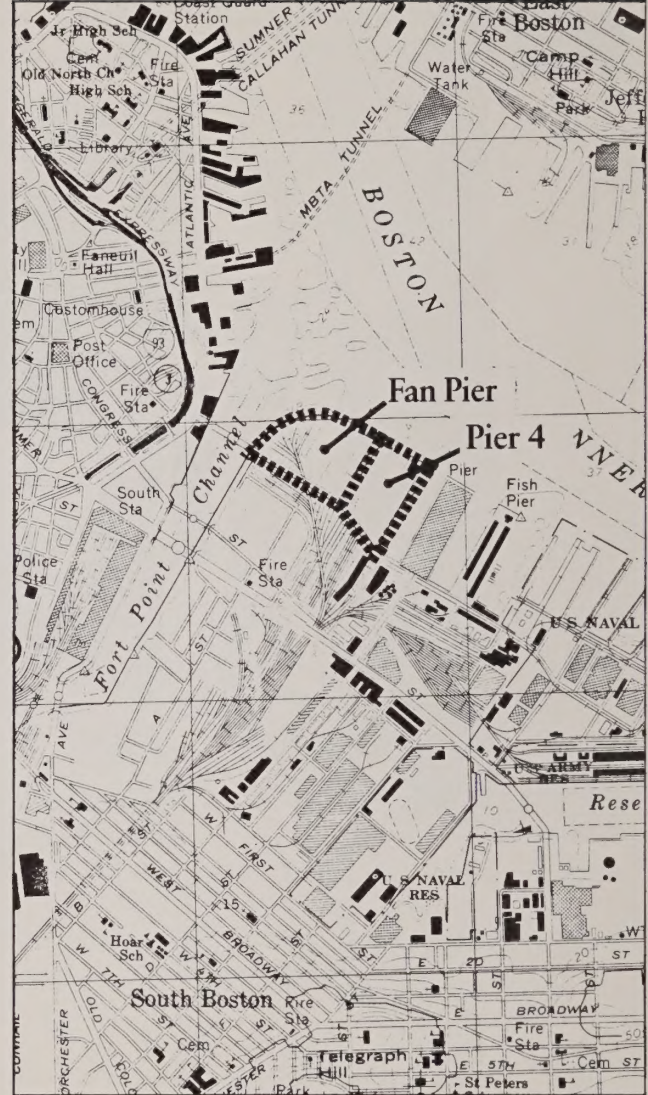
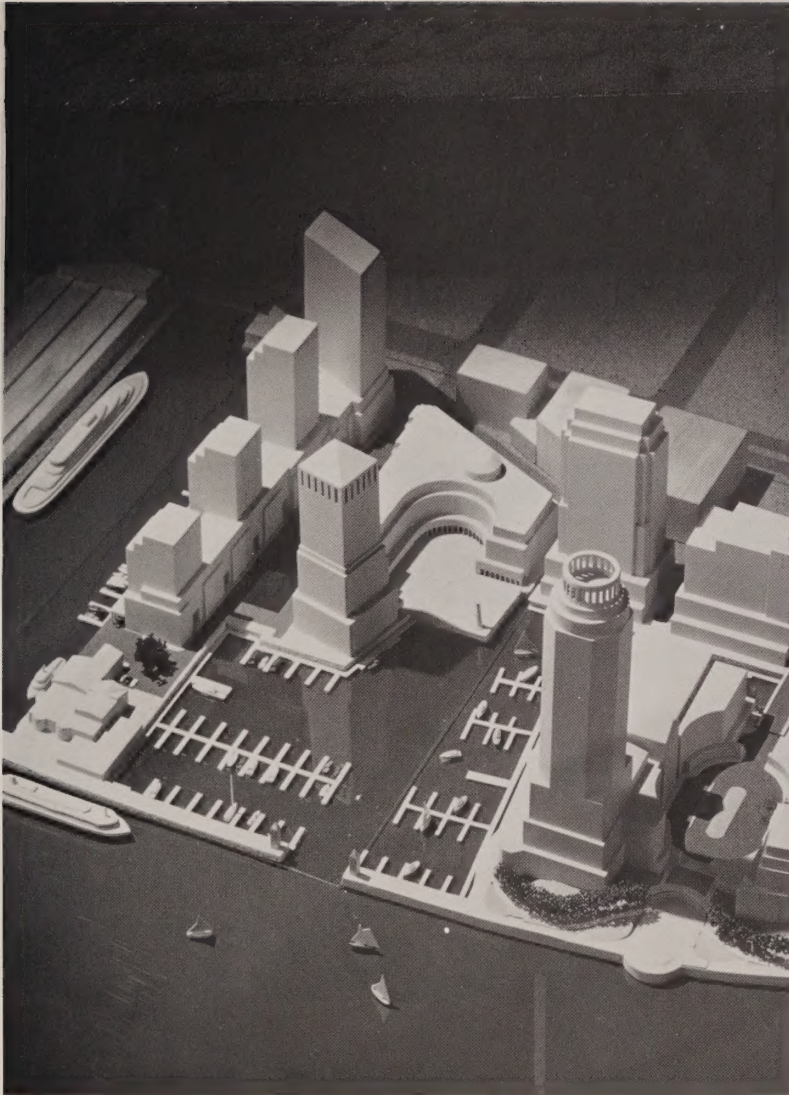
BOSTON MARINER COMPANY

ARCHITECTS

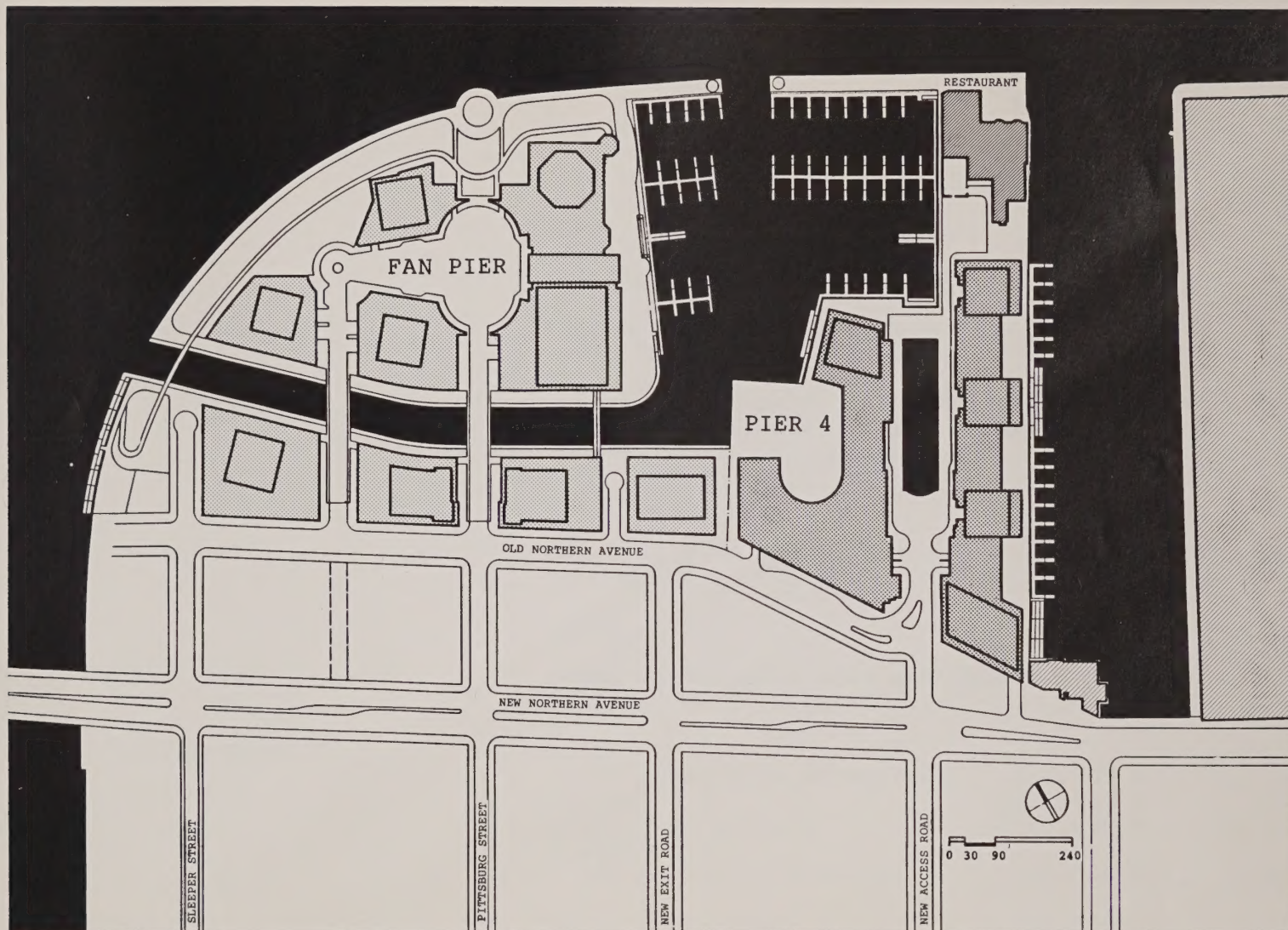
KALLMANN, MCKINNELL & WOOD

DECEMBER 1985






LOCATION IN THE CITY OF BOSTON



SITEPLAN

LOCATION	Pier 4, Inner Harbor, South Boston, MA		
STATUS OF DESIGN	Master Plan		
DEVELOPER/SPONSOR	The Boston Mariner Company A real estate development and investment company owned by the Athanas family. Ellen A. Watts, President Anthony Athanas, Chairman		
ARCHITECT	Kallmann, McKinnell & Wood AIA Firm of the Year (1984) Gerhard Kallmann, FAIA, Principal Michael McKinnell, FAIA, Principal Henry Wood, AIA, Principal		
SITE	Existing Pier and Upland	8.9 acres	
	Open Water	<u>7.5 acres</u>	
	Total:	16.4 acres	
FAR	Based on Existing Pier and Upland	4.5	
	Based on Total Site	2.4	
TOTAL PROGRAM (3 phases)	Hotel (250 rooms plus 40 suites)	237,000 s.f.	14%
	Office	660,000 s.f.	38%
	Retail/Restaurants	95,000 s.f.	5%
	Residential (500 condominium units)	<u>745,000 s.f.</u>	<u>43%</u>
	Total Above-Grade S.F.:	1,737,000 s.f.	100%
PARKING	Below-Grade (4 Levels)	2,200 spaces	



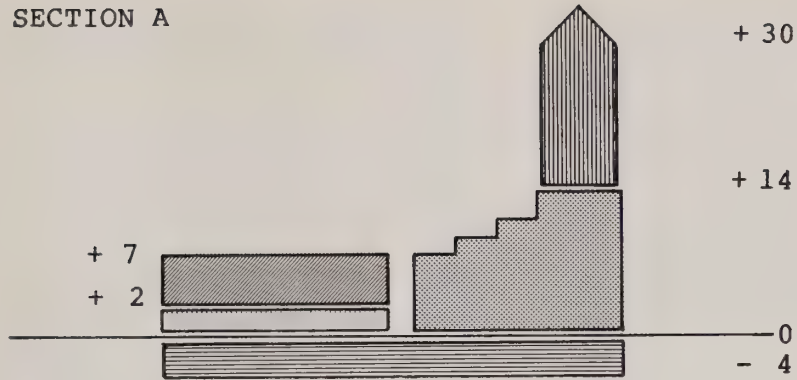
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https://archive.org/details/pier4masterplan00bost_0

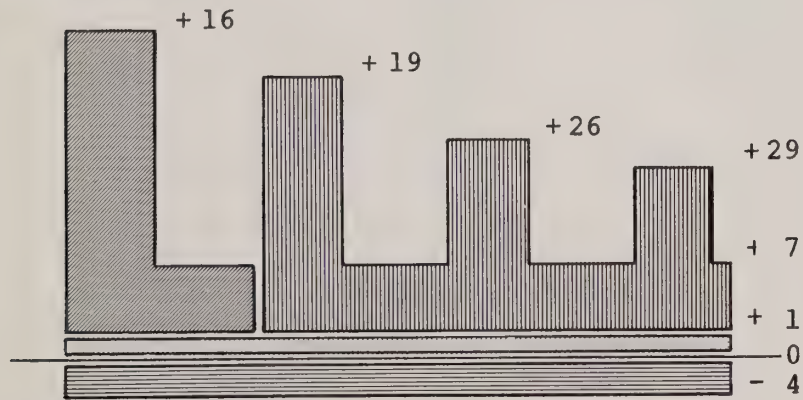
ECONOMIC BENEFITS	Linkage Payments	\$6 million
	Net New Real Estate Taxes	\$9 million
	Construction Jobs	1,000 jobs
	Permanent Jobs	3,500 jobs
PUBLIC AMENITIES	Harborwalk	2,000 linear feet
	Publicly-Accessible Open Space	4 acres
	Marina (including transient slips)	180 slips
	Docking Facilities for Water Taxi	200 linear feet
	Docking Facilities for Coastal Cruisers	500 linear feet
	Public Parking	500 spaces
TOTAL PROJECT COST		\$300 million
CONSTRUCTION START (PHASE I)		Late 1987

Further Information: Please contact The Boston Mariner Company, 617/720-0775

SECTION A

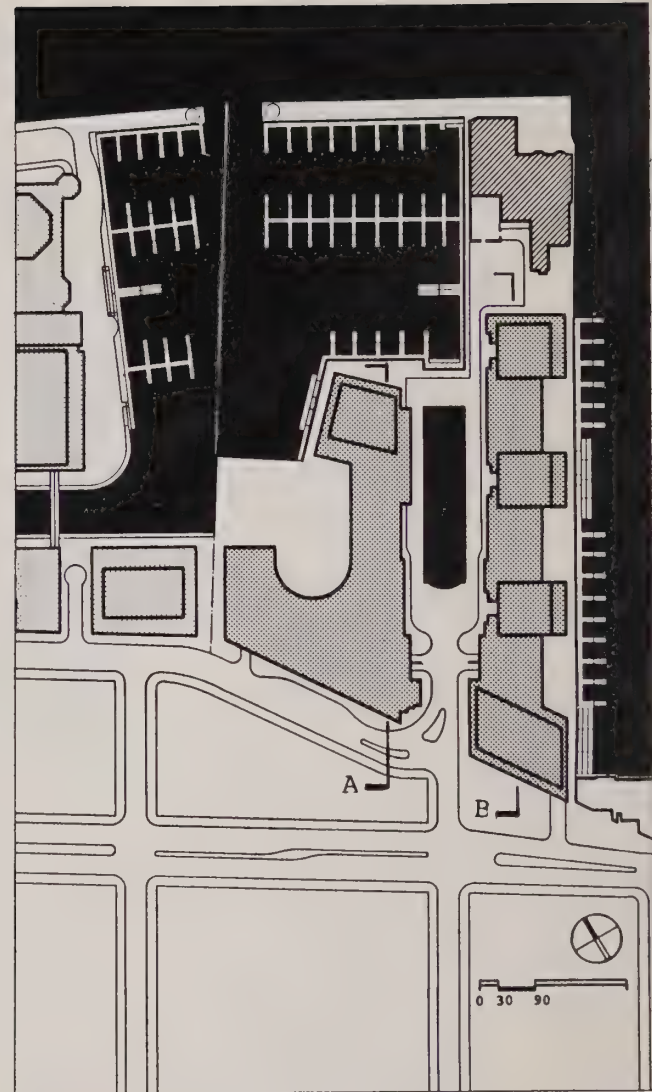


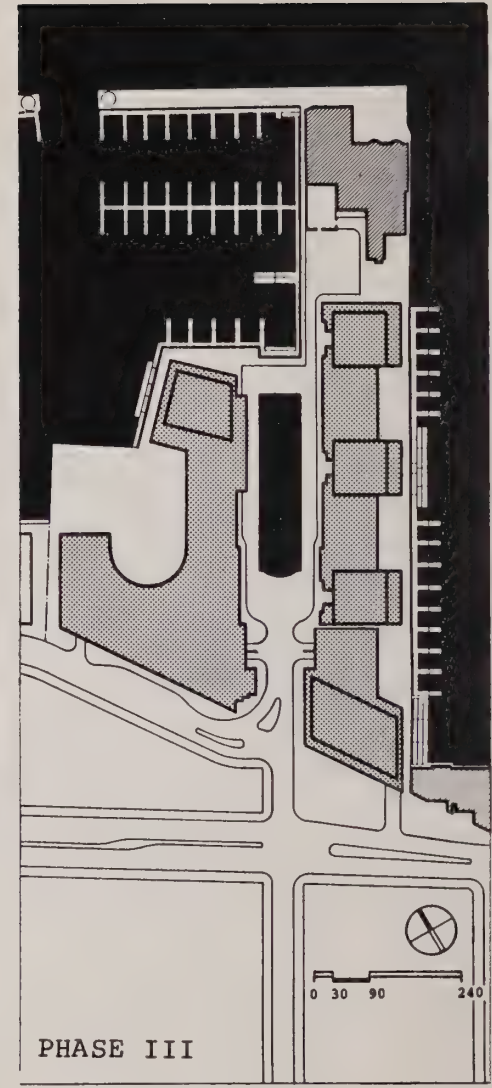
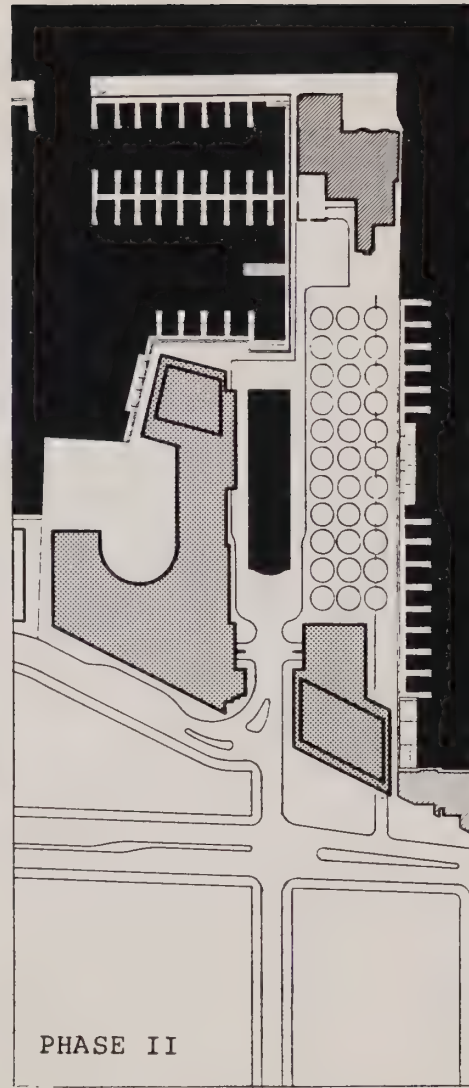
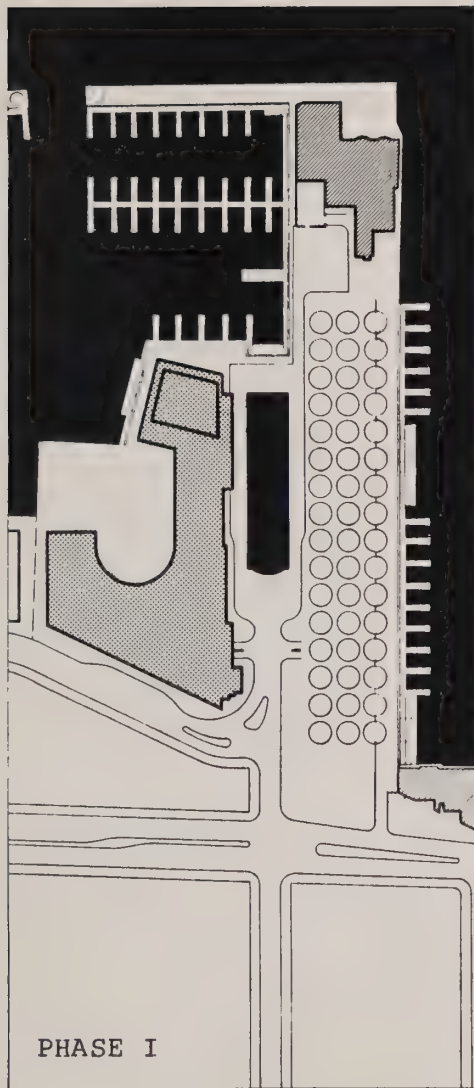
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	Retail/Restaurants	95,000 s.f.	5%
	Residential	745,000 s.f.	43%
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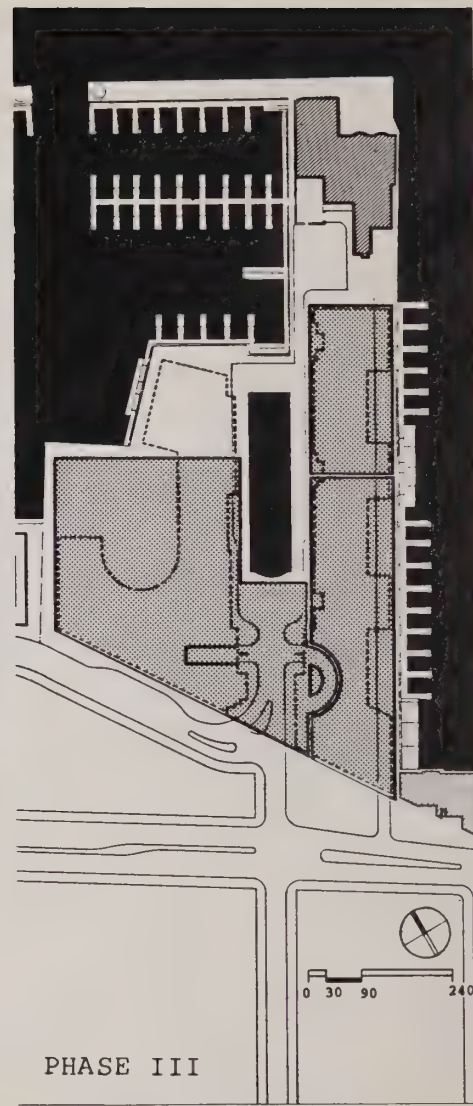
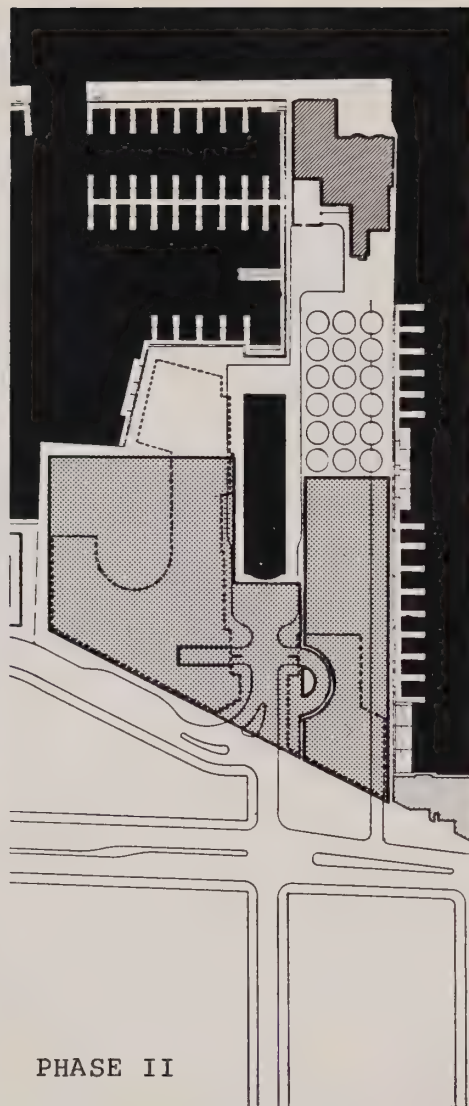
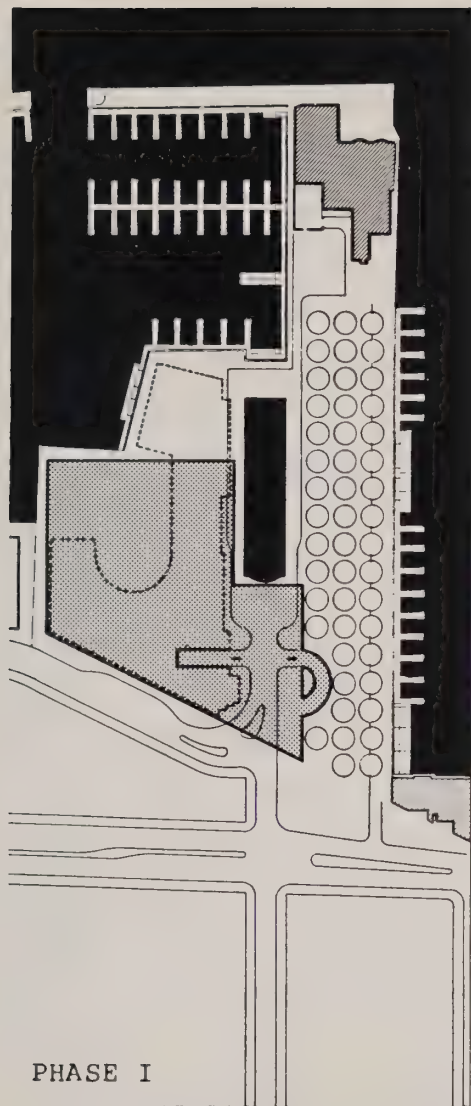
SECTION B

PROGRAM

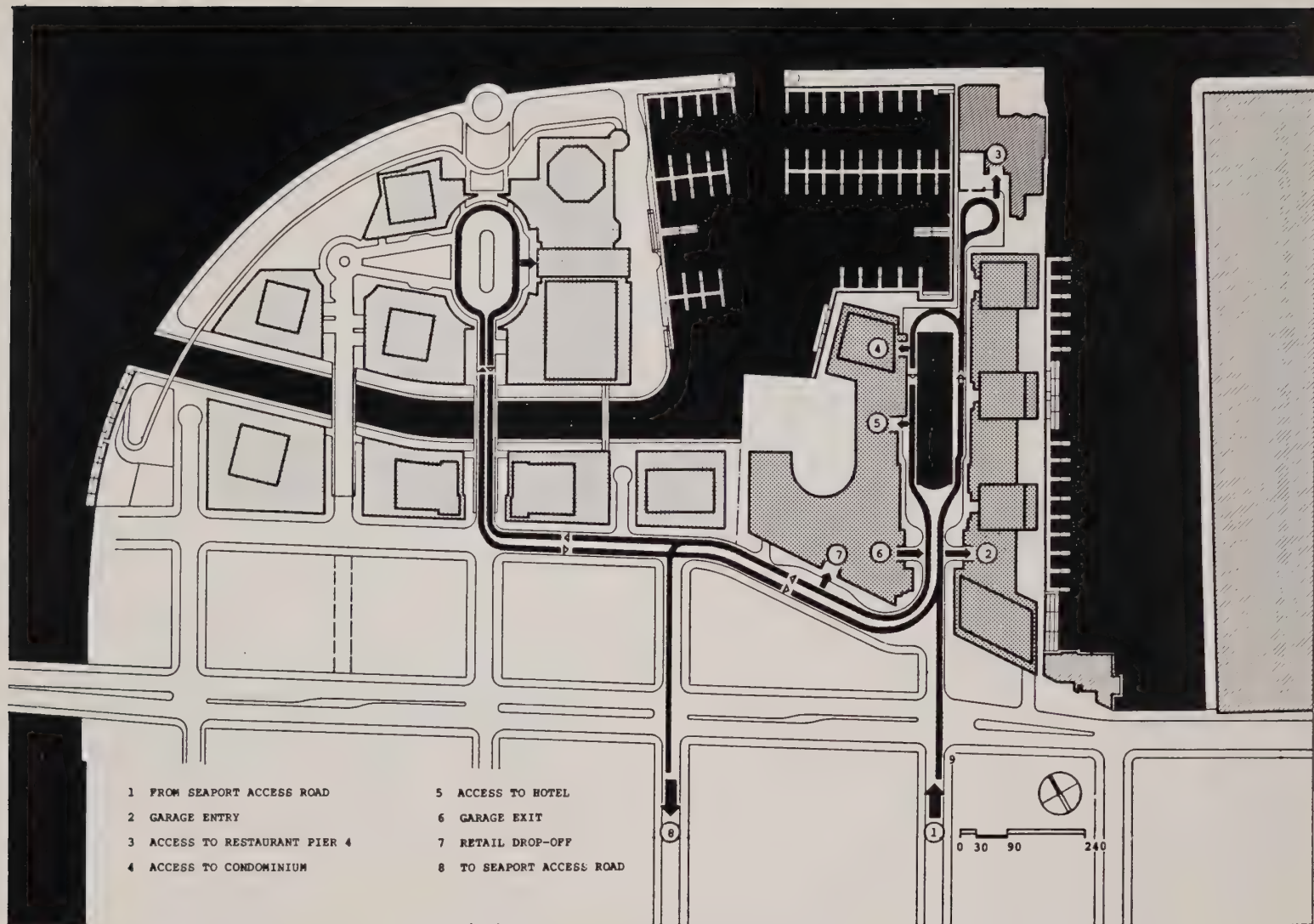




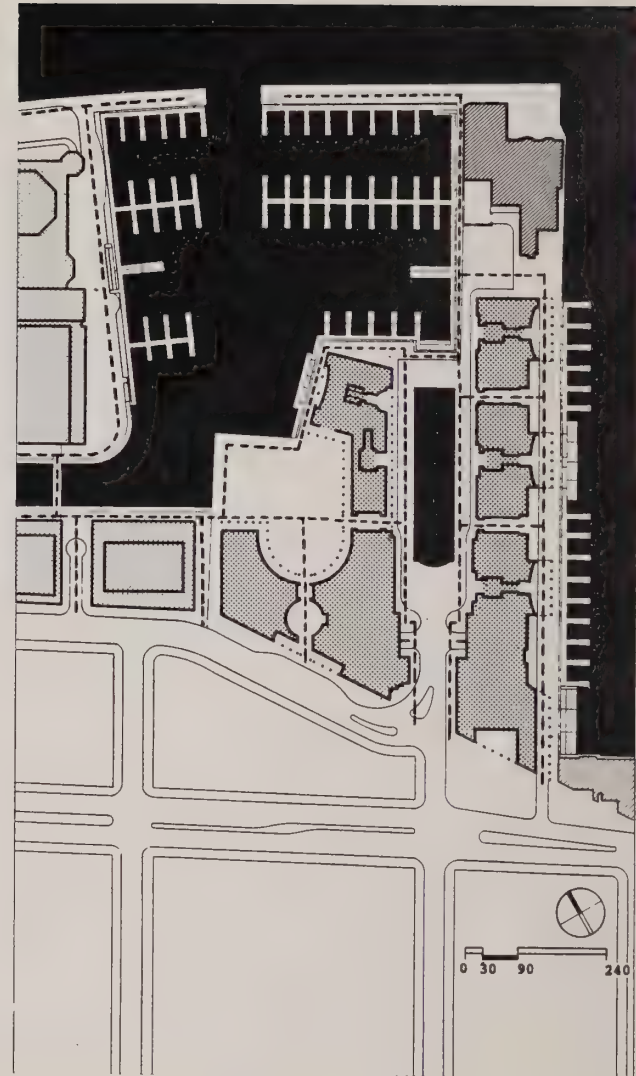
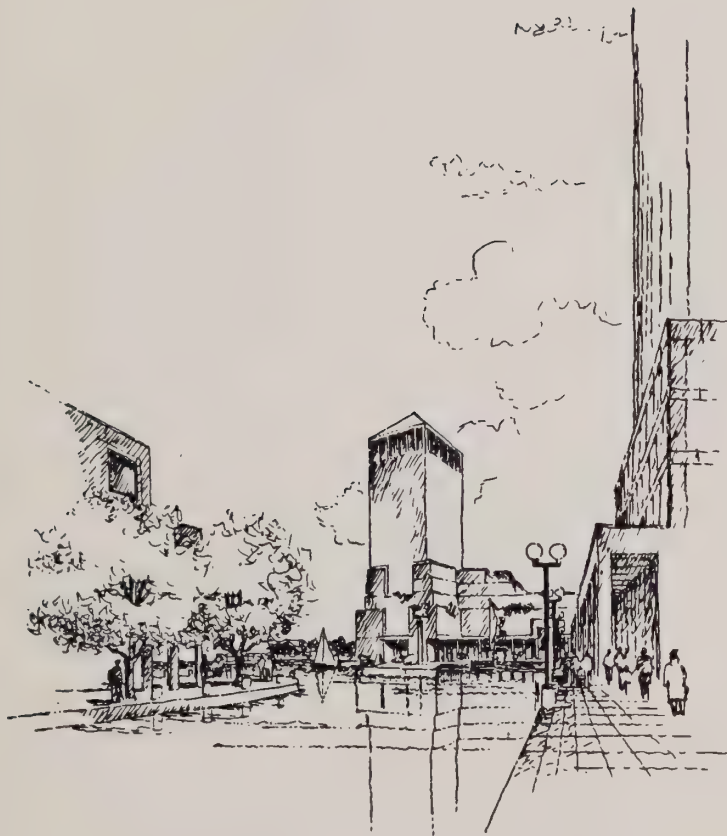
PHASING ABOVE GROUND



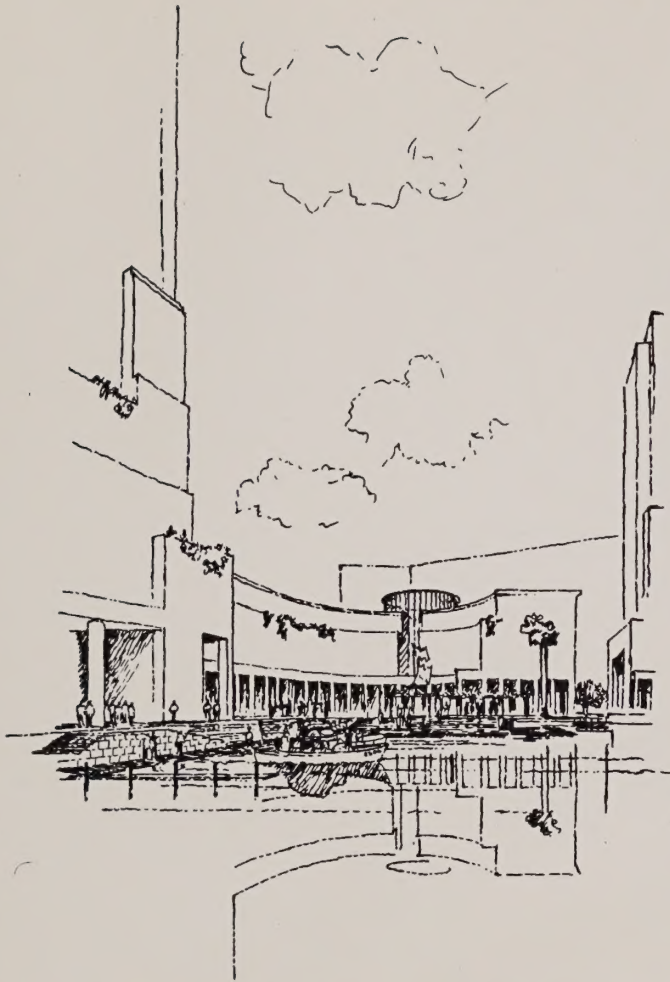
PHASING BELOW GROUND : PARKING



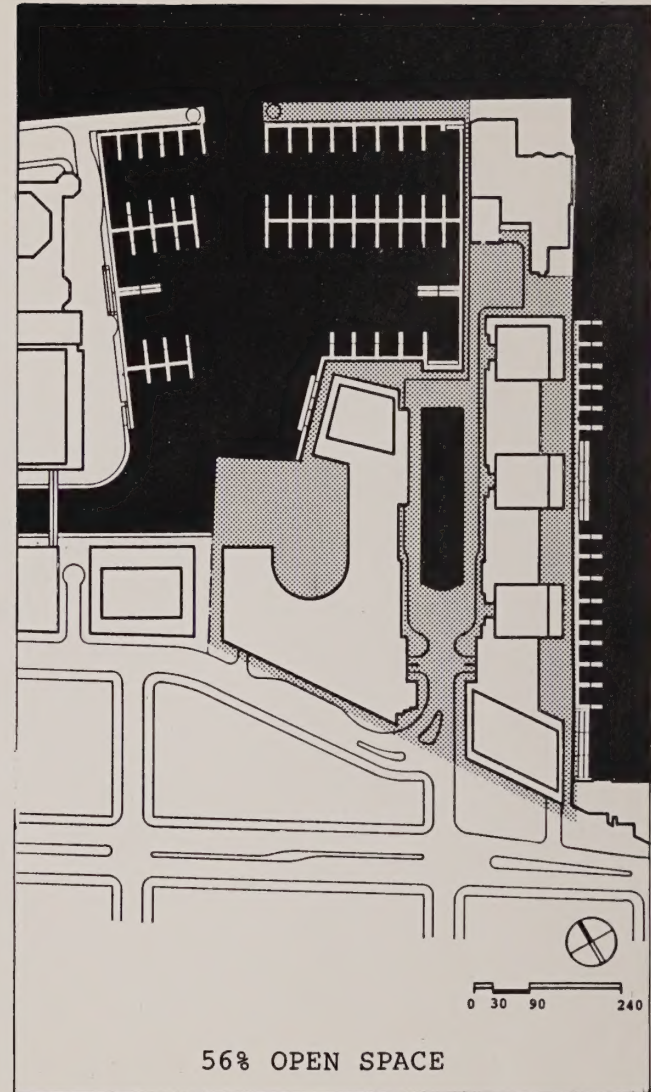
TRAFFIC



PEDESTRIAN



VIEW FROM LAGOON TO SQUARE



56% OPEN SPACE

OPEN SPACE

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